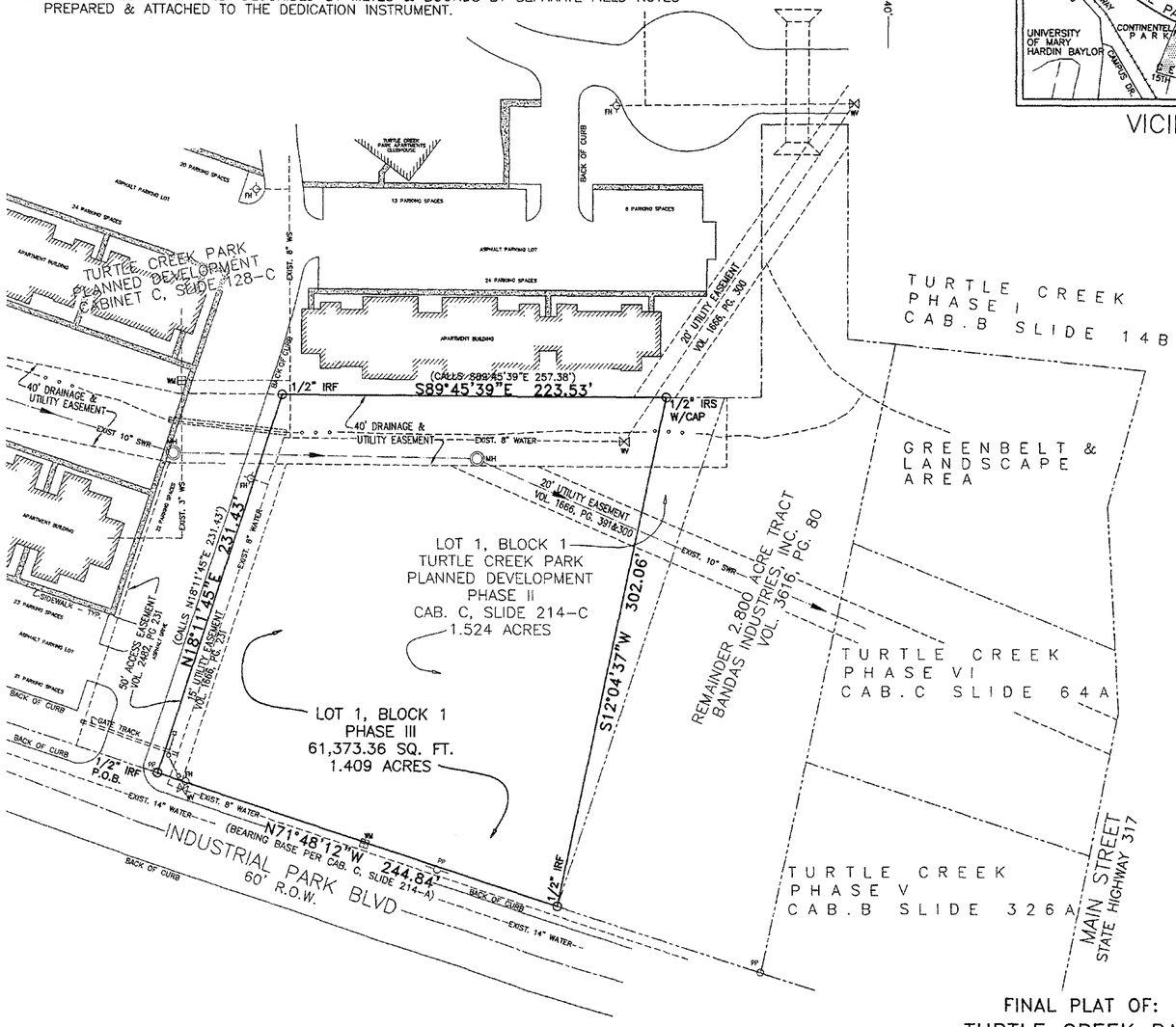
c/281-A

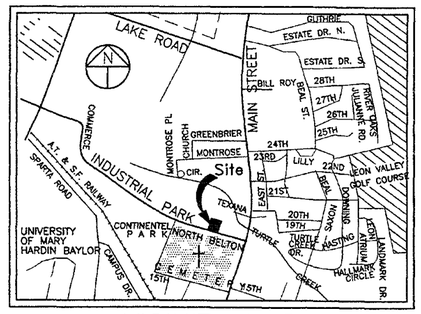
c/281-A

GENERAL NOTES:

1. ALL BUILDING SETBACK LINES SHALL CONFORM TO THE CITY OF BELTON'S ZONING ORDINANCE – SECTION 15; MF–MULTIPLE FAMILY DISTRICT
   MINIMUM FRONT YARD – 25'
   MINIMUM SIDE YARD – 8'; 10' BETWEEN BLDGS. W/OUT OPENINGS
   15' BETWEEN BLDGS. WITH OPENINGS
   MINIMUM REAR YARD – 20'
2. WATER SUPPLY FOR THIS DEVELOPMENT SHALL BE SUPPLIED BY THE CITY OF BELTON AT THE COMBINED EXPENSE OF SAID UTILITY COMPANY & OWNER/DEVELOPER.
3. ALL BUILDINGS SHALL BE INSTALLED TO THE CITY OF BELTON'S SEWER SYSTEM.
5. 1.409 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED & ATTACHED TO THE DEDICATION INSTRUMENT.

NORTH – SCALE: 1"=40'





VICINITY MAP
N.T.S.

BENCHMARK = BM–17
F.E.M.A. – FLOOD PLAIN MAP
60D NAIL – N.W. SIDE OF POWER POLE, WEST SIDE OF OAK VILLAGE SHOPPING CENTER, WEST BANK OF TURTLE CREEK.

T.B.M.
CHISELED N.E.C. HEADWALL, WEST SIDE OF STATE HWY. 317, +/– 100' OF N.E. PROPERTY CORNER OF LONESTAR CARWASH.

T.B.M.
MOST WESTERNLY FLANGE BOLT, FIRE HYDRANT, 500' +/– W. OF SH 317, N. SIDE INDUSTRIAL DR.

TAX CERTIFICATE

The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 5 day of March, 2002

BELL COUNTY TAX APPRAISAL DISTRICT
BY:

FINAL PLAT OF:
TURTLE CREEK PARK PLANNED DEVELOPMENT PHASE III

being a replat of Lot 1, Block 1, TURTLE CREEK PARK PLANNED DEVELOPMENT, PHASE II, an addition to the City of Belton, Bell County, Texas, according to the map or plat of record in Cabinet C, Slide 214–A, Plat Records of Bell County, Texas

CITY OF BELTON, BELL COUNTY, TEXAS
1.409 ACRES
1 LOT
1 BLOCK

1.409 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Victor D. Turley, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Belton, Texas.

Victor D. Turley
Registered Professional Land Surveyor

STATE OF TEXAS · VICTOR D. TURLEY · 2475 · REGISTERED PROFESSIONAL LAND SURVEYOR

THAT I, Victor D. Turley, do hereby certify that I prepared all drainage calculations and designed all drains and appurtunances in accordance with the Bell County Subdivision Regulations.

Victor D. Turley, P.E.

STATE OF TEXAS · VICTOR D. TURLEY · 32525 · REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS

COUNTY OF BELL

I, the undersigned, Owner of the land shown on this plat and designated herein as TURTLE CREEK PARK PLANNED DEVELOPMENT PHASE III, an Addition to the City of Belton, Bell County, Texas, and, whose name is subsribed hereto, hereby dedicate to the use of the public forever, all streets, parks, water courses, drains, easements, and public places as shown hereon.

H. RAY SEVERN
RABERN INDUSTRIES, LTD.

STATE OF TEXAS

COUNTY OF BELL

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared H. RAY SEVERN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said and that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL, this 30th day of November, 2001.

Notary Public State of Texas

SHAILA WOODS NOTARY PUBLIC State of Texas Comm. Exp. 06-22-2002

I hereby certify that the above and foregoing plat of TURTLE CREEK PARK PLANNED DEVELOPMENT PHASE III, an Addition within the city limits of the City of Belton, Bell County, Texas was approved this the 16th day of October, 2001, by the Planning and Zoning Commission of the City of Belton.

Chairman

Secretary

I hereby certify that the above and foregoing plat of TURTLE CREEK PARK PLANNED DEVELOPMENT PHASE III, an Addition within the city limits of the City of Belton, Bell County, Texas, was approved this the 23 day of October, 2001, by the City Council of the City of Belton.

Mayor

Secretary

Said addition shall be subject to all the requirements of the Subdivision Ordinance of the City of Belton.

Witness my hand this 23 day of October, 2001.

City Clerk

40 20 0 40 80

Dedication Instrument Recorded in Vol. 4627, Pg. 789

Plat Recorded in Cab. C, Slide 281-A

TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT
301 N. 3rd ST. TEMPLE, TEXAS (254) 773-2400 FAX: (254) 773-3998
E-MAIL: VDTURLEY@AOL.COM

FINAL PLAT
TURTLE CREEK PARK, P.D. PH. III
A SUBDIVISION TO THE CITY OF BELTON, BELL COUNTY, TEXAS

DEVELOPED BY
H. RAY SEVERN
TEMPLE, BELL CO., TEXAS

REVISIONS

DATE:	JULY 31, 2001
DRN. BY:	MLS/SBG
REF.:	10849–D
FB/LB	
JOB NO.:	01–089
SHEET 1	OF 1
COMPUTER DWG. NO.	01–089plat

10866–D
FILE NO.